



# National Brownfields Assessment Pilot

## *Baltimore, MD*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### BACKGROUND

EPA selected the City of Baltimore for a Brownfields Pilot. Many of the old industrial sites in Baltimore have been abandoned, causing Baltimore to lose over 50 percent of its manufacturing jobs between 1970 and 1990. The threat of contamination and liability at these sites has inhibited reuse and redevelopment. The City estimated that 3,500 to 5,300 acres of land zoned for heavy manufacturing contains environmental problems that impair their marketability. In particular, the City was concerned about sites located in Baltimore's Empowerment Zone, where contamination could present an additional obstacle to economic revitalization.

### OBJECTIVES

Baltimore's brownfields effort has sought to encourage economic growth and redevelopment in urban areas while continuing to provide appropriate and sufficient protection of the environment, especially the Chesapeake Bay watershed area. Brownfields redevelopment in the City will promote efficient land-use patterns, reduces the air and water pollution associated with urban sprawl, and expands job opportunities in locations that are accessible to lower-income populations.

### PILOT SNAPSHOT

**Date of Award:**  
September 1995

**Amount:** \$200,000

**Site Profile:** The Pilot targets sites in the Empowerment Zone and the City's planned Ecological Industrial Park.



*Baltimore, Maryland*

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<http://www.epa.gov/brownfields>

## ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Identified several prospective brownfield sites within the Empowerment Zone.

The Pilot is:

- Conducting meetings through the City's Brownfields Industrial Re-development Council with many stakeholders to examine State legislation and its effect on brownfields revitalization; opportunities for community outreach and education; mechanisms to finance site assessments and cleanup of brownfields in the City's Empowerment Zone; and innovative technologies for brownfields;
- Fostering partnership development between Baltimore City departments and the Baltimore Development Corporation to develop an inventory of vacant and under-utilized industrial properties in the City. When fully developed, it will serve as an economic redevelopment tool and planning tool, and allow users to query for sites with desired specifications, and search for strategic land assembly opportunities. Links with geographic information systems (GIS) and interface with other systems such as COSTAR and Baltimore's real property files are also planned; and
- Developing draft selection criteria for determining where innovative technologies may be used.

## LEVERAGING OTHER ACTIVITIES

Experience with the Baltimore Pilot has been a catalyst for related activities including the following.

- Facilitated the process for assessment, remediation, and redevelopment of the former 33-acre ASARCO smelting site. Presently there are 200 short-term remediation and construction workers employed at the site demolishing parts of and renovating other sections of the 750,000 square-foot complex. When complete, the port-related waterfront warehouse space is expected to provide full-time employment for 180 employees. Over \$11.5 million was invested from both public and private sources to enable this project to move forward.

- Based on referrals from the Brownfields Industrial Redevelopment Council, two sites are now committed for redevelopment into a 115 unit townhouse project and a drug store.
- Partnering by the City and the Federal Urban Empowerment Zone has resulted in the creation of a \$3 million revolving loan and grant program dedicated to brownfields revitalization projects in the Empowerment Zone.
- The City will promote remediation and redevelopment at two sites with employment potential of at least 50 jobs.
- Enactment of Maryland's Voluntary Cleanup Program legislation in January 1997.
- Presented information on the Brownfields Pilot Program to the public in various settings, to further understanding of the issues and encourage prospective purchasers and developers to act on individual sites.
- Met with EPA's Small and Disadvantaged Business Utilization Office and the National Association of Minority Contractors to discuss opportunities for environmental training programs for minority businesses located in the Baltimore.
- Partnered with the City Planning Department and Empower Baltimore Management Corporation to create a \$3 million revolving loan and grant program dedicated to the financing of brownfields revitalization projects in the Empowerment Zone. The fund may be used for site assessments and cleanup.